

File No. S06-153  
Prepared by & Return to:  
MS Real Estate Closings, LLC  
5699 Getwell Road, Bldg G, Suite 1  
Southaven, MS 38672  
662-349-1818

## WARRANTY DEED

EDDIE L. MILLER, SR., ET AL

GRANTOR

TO

ARTHUR F. BELOATE, SR., ET UX

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, the undersigned, EDDIE L. MILLER, SR. AND EDDIE L. MILLER, JR. (Grantors), does hereby sell, convey and warrant unto ARTHUR F. BELOATE, SR. AND WIFE, JO CAROLYN BELOATE (Grantees), as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

By way of explanation, Betty J. Miller departed this life on or about September 12, 2004.

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.

Possession is to be given with delivery of deed.

WITNESS THE SIGNATURES of the Grantors this the 12th day of July, 2006.

*Eddie L. Miller Sr.*  
EDDIE L. MILLER, SR.

*Eddie L. Miller Jr.*  
EDDIE L. MILLER, JR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 12th day of July, 2006, within my jurisdiction, the within named EDDIE L. MILLER, SR. AND EDDIE L. MILLER, JR., who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

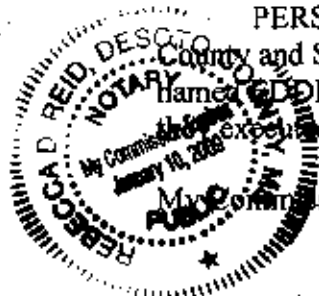
*Rebecca D. Reid*  
Notary Public

Grantor Address:

778 Steele Road  
Hernando, MS 38632  
Home: 429-0127  
Work: 901-486-5110

Grantee Address:

4840 Maple Hill Drive  
Nesbit, MS 38651  
Home: 429-1031  
Work: 901-826-7526



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1

## EXHIBIT A

### TRACT III

1.50 acres, (65,340 sf) in the Southeast Quarter of Section 3, Township 3 South, Range 7 West, DeSoto County, Mississippi. Said property being a portion of that property recorded in Deed Book 306, Page 601, and in Deed Book 202, Page 551, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being described as follows:

Commencing at the locally accepted Northeast corner of the Southeast Quarter of Section 3, Township 3 South, Range 7 West in DeSoto County, Mississippi, said point being near the center of Malone Road. Thence South 89 degrees, 51 minutes, 10 seconds West, 420.00' along a partial, meandering fence line to a set  $\frac{1}{2}$ " rebar with a tee post marker. Thence North 89 degrees, 48 minutes, 28 seconds West, 1433.24' along a partial, meandering fence line to a set  $\frac{1}{2}$ " rebar with a tee post marker (thru a found 1  $\frac{1}{2}$ " iron rod at South 89 degrees, 48 minutes, 28 seconds East, 3.17'), on the East Right of Way line of Steele Road, said line being 25.00' from the centerline of said road. Thence South 00 degrees, 34 minutes, 50 seconds East, 783.86' along said Right of Way line to a set  $\frac{1}{2}$ " rebar with a tee post marker, said point being the Northwest corner of said 1.50 acres tract and being the Point of Beginning. Thence South 89 degrees, 50 minutes, 29 East, 383.38' to a set  $\frac{1}{2}$ " rebar with a tee post marker. Thence South 00 degrees, 34 minutes, 50 seconds East, 167.75' to a set  $\frac{1}{2}$ " rebar with a tee post marker. Thence North 89 degrees, 50 minutes, 29 seconds West, 404.83' to a set  $\frac{1}{2}$ " rebar with a tee post marker, (thru a 1  $\frac{1}{2}$ " iron rod at South 89 degrees, 50 minutes, 29 seconds East, 19.77'), on the East Right of Way of Steele Road. Thence proceed along the Right of Way of Steele Road with a curve to the left with a Radius of 509.27', an Arc of 157.97', a Chord of 157.34' and a Delta of 17 degrees, 46 minutes, 21 seconds to a point, Thence North 00 degrees, 34 minutes, 50 second West, 11.61' along said line to the Point of Beginning.